

# PARCEL MAP NO. 21254

BEING A DIVISION OF A PORTION OF LOT 11 OF MAGNOLIA BOULEVARD ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 72 OF MAPS, RECORDS OF RIVERSIDE, COUNTY CALIFORNIA. LYING IN SECTION 12 T.33, R.6W. 38.8.4M. JANUARY 1986

GABEL, COOK & BECKLUND, INC.  
RIVERSIDE, CA.

### RECORDER'S CERTIFICATE

FILED THIS 30<sup>TH</sup> DAY OF DECEMBER, 1986, AT 3:00 P.M. IN BOOK 140 OF PARCEL MAPS, AT PAGES 45 & 46 AT THE REQUEST OF THE CITY CLERK.

NO. 335444

FEE \$800

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Janita Logan DEPUTY  
FILED BY THE CITY CLERK

SUBDIVISION GUARANTEE:  
STEWART TITLE CO.

### OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. I HEREBY DEDICATE TO PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

Viola D. Bottome  
VIOLA D. BOTTOME

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON THIS 17<sup>TH</sup> DAY OF JUNE, 1986, BEFORE ME, NAOMI R. ROBSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VIOLA D. BOTTOME, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON DESCRIBED IN, AND WHO NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 7-17-87

Naomi R. Robson  
NOTARY PUBLIC IN AND FOR SAID STATE

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL #1. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #2.

#### ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1 AND #2.

#### EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FOR BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED: DEC 12, 1986.

BY: Dieter P. Wirtzfeld

### CIVIL ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRED ESQUIVEL ON 27 NOVEMBER 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 1 Dec. 1986

Craig A. Cook

CRAIG A. COOK RCE 23323  
RCE EXPIRES DEC. 31, 1989

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 16<sup>TH</sup> DAY OF DECEMBER, 1986, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER

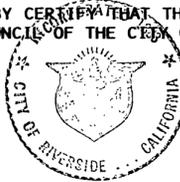
BY DEPUTY: William D. Gardner  
RCE 11405

TENTATIVE MAP APPROVED NOVEMBER 11, 1985

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 21254, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23<sup>RD</sup> DAY OF December, 1986.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA  
BY: Alice A. Hare

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN AGAINST SAID PROPERTY.

DATED: Dec. 11, 1986

H. E. BREWER, CITY TREASURER

BY: H.E. Brewer

### UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE SUCCESSOR IN INTEREST OF THE BELOW DESCRIBED EASEMENT, CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY, IT'S SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FACILITIES. LOCATION NOT PLOTTABLE FROM THE RECORD.

DATED DEC 12, 1986

FOR BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

### SURVEY MONUMENTS

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 1 Dec. 1986

Craig A. Cook

CRAIG A. COOK RCE 23323  
RCE EXPIRES DEC. 31, 1989



### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATED THIS 9 DAY OF December, 1986.

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Patti A. Crislip DEPUTY

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JANUARY 1986

GABEL, COOK & BECKLUND, INC.  
RIVERSIDE, CA.

CITY  
copy

SCALE 1"=60'



Fd 1" I.P. FLUSH, TAGGED RCE 9816, ACCEPTED AS NELY LINE OF MB 13/72

Fd 1" I.P. Dn 0.1' TAGGED RIV. CO. SURVEYOR 0.13' S 15° 14' 08" E OF LINE

Fd 1" I.P. Dn 0.2' TAGGED RIV. CO. SURVEYOR ACCEPTED AS NE'LY COR. LOT 14

Fd 1" I.P. FLUSH, TAGGED RCE 9816, NO REF. ACCEPTED AS S.E. 'LY COR. LOT 17 MB 13/72

Fd 2"x2" HUB, W/IN FLUSH, ACCEPTED AS POINT ON LINE, NO REF. 0.10' N 55° 46' 12" E OF R/W SET TAG. RCE 23323.

Fd 3/4" I.P. UP 0.1' TAGGED RCE 862, NO REF. ACCEPTED AS NW'LY COR. INST # 32466, REC 3/21/74

Fd. RIV. CO. SURVEYOR TAG & CONC NAIL IN FOOTING OF WALL, NO REF. ACCEPTED AS NE'LY COR LOT 11

Fd. 2"x2" HUB, FLUSH, NO TAG, NO REF. ACCEPTED AS S.E. 'LY COR. LOT 15 MB 13/72 SET TAG RCE 23323.

Fd 3/4" I.P. FLUSH, TAGGED RCE 862, NO REF. ACCEPTED AS NW'LY COR. PARCEL 1. N 55° 44' 00" E

112.88 (12.68 PER INST. 32466, REC 3/21/74)

### ENGINEER'S NOTES

- INDICATES MONUMENTS FOUND AS NOTED
- INDICATES SET 1" I.P. WITH PLASTIC PLUG, STAMPED RCE 23323, FLUSH, UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER MB 13/72, UNLESS OTHERWISE NOTED.
- INDICATES FD. 2"x2" HUB W/IN PER MB 13/72
- THE BASIS OF BEARING IS THE NORTHWESTERLY R/W OF MAGNOLIA AVE TAKEN AS N 55° 44' 00" E AS SHOWN ON MB 13/72

STREET DAWES

LA SIERRA RANCHO LINE

MAGNOLIA AVENUE

Fd. NL W/CITY ENG. TAG DN. 0.1' W/2' TIES, F/15 TIES PER CITY FB. 999/80 ACCEPTED AS INT. OF DAWES ST. & NW'LY R/W MAGNOLIA AVE.

Fd 3/4" I.P. Dn 0.5' TAGGED RCE 862 ACCEPTED AS S/W COR OF LOT 9